age 1: DRC Plat - Applicant Information Sheet

Fees: V CD: - CC: 4 Ct: V

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

| NOTE: To be filled out by Department | | | |
|---|---|--------------------|---|
| Case Number | PL15003 | | |
| Date of complete submittal | 03/23/15 | | |
| NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT | | | |
| Property Owner's Name | Davie Blvd. Office, LLC | | |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner. | | |
| Address, City, State, Zip | 811 Coral Ridge Drive, Coral Springs, Florida 33071 | | |
| E-mail Address | jkeith@tdondevelopment.com | | |
| Phone Number | 954-914-8109 | | |
| Proof of Ownership | Warranty Deed or Tax Record | | |
| NOTE: If AGENT is to represent OWNER, notarized letter of consent is required | | | |
| Applicant / Agent's Name | Total 250 letter of consent is it | equired | |
| Applicant / Agent's Signature | | | |
| Address, City, State, Zip | | | |
| E-mail Address | | | |
| Phone Number | | | |
| Letter of Consent Submitted | 44.0 | | |
| | | | |
| Development / Project Name | Davie Blvd. Office Plat located at 201 SE 12 Street, Ft. Lauderdale | | |
| Development / Project Address | Existing: Professional Office Building / Use New: same - 201 SE 12 Street | | |
| Legal Description | A portion of Lots 3 and 4, Block 2, Placidena First Unit, as recorded in PB 2, page 44 BCR - see Plat and Survey for the exact legal description | | |
| | | | |
| Tax ID Folio Numbers | 5042 10 71 0160 | | |
| (For all parcels in development) | 001210710100 | | |
| Request / Description of Project | D. 1.1 | | |
| | Re-plat property as required by Broward Co. Land Use Plan SectionD.2, Chapter IV - re-development of property for approximately 6,328 s.f. of Professional Office Use | | |
| A I I I I I I I I I I I I I I I I I I I | re development of prope | arty for approxima | ately 6,328 s.f. of Professional Office Use |
| Applicable ULDR Sections | Section 47-24.5 | | |
| | | | |
| Total Estimated Cost of Project | \$ 2,000,000 (Including land costs) | | |
| | | | |
| Land Use Designation | South Regional Activity Center | | |
| Current Zoning Designation | RO (Residential Office District) | | |
| Current Use of Property | Professional Office | | |
| Number of Residential Units | N/A | | |
| Non-Residential SF (and Type) | proposed 7,239 sf gross / 6,328 sf net (Professional Office) | | |
| Total Bldg. SF (include structured parking) | 7,239 sf gross / 6,328 sf net | | |
| Site Adjacent to Waterway | Yes No | | |
| Dimensional Requirements | | | 122 |
| Lot Size (SF / Acreage) | Required 18,218 sf / 0.418 ac | | Proposed |
| Lot Density | 10,210 SI / U.418 ac | | 18,218 sf / 0.418 ac |
| Lot Width | | | |

DAVIE BOULEVARD OFFICE PLAT

PLAT BOOK_____PAGE___ SHEET 2 OF 2

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH FL, 33442

PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

PREPARED BY: LANDON M. CROSS, PSM

PROWARD, COUNTY DECORDS

BROWARD COUNTY RECORDS.

SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

JANUARY, 2015

SURVEYOR'S NOTES

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REFERENCE BENCH MARK: BROWARD COUNTY BENCHMARK NUMBER 2890, "SQUARE" CUT ON NORTH BULLNOSE OF NORTH INTERSECTION AT DAVIE BOULEVARD AND ANDREWS AVENUE, ELEVATION = 4.917 FEET (BENCH MARK ELEVATION IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988)

BASIS OF BEARINGS: BEARING SHOWN HERE ON ARE BASED ON THE NORTH LINE OF LOT 4, AS BEARING NORTH 59°23'30" EAST PER WARRANTY DEED DESCRIPTION, INSTRUMENT NO. 112188823. (OFFICIAL RECORD BOOK 50654, PAGE 1494, BROWARD COUNTY RECORDS.

PLAT NOTES

- 1. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAITENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVSION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISION.
- 2. THIS PLAT IS RESTRICTED TO______SQUARE FEET OF COMMERCIAL USE. BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

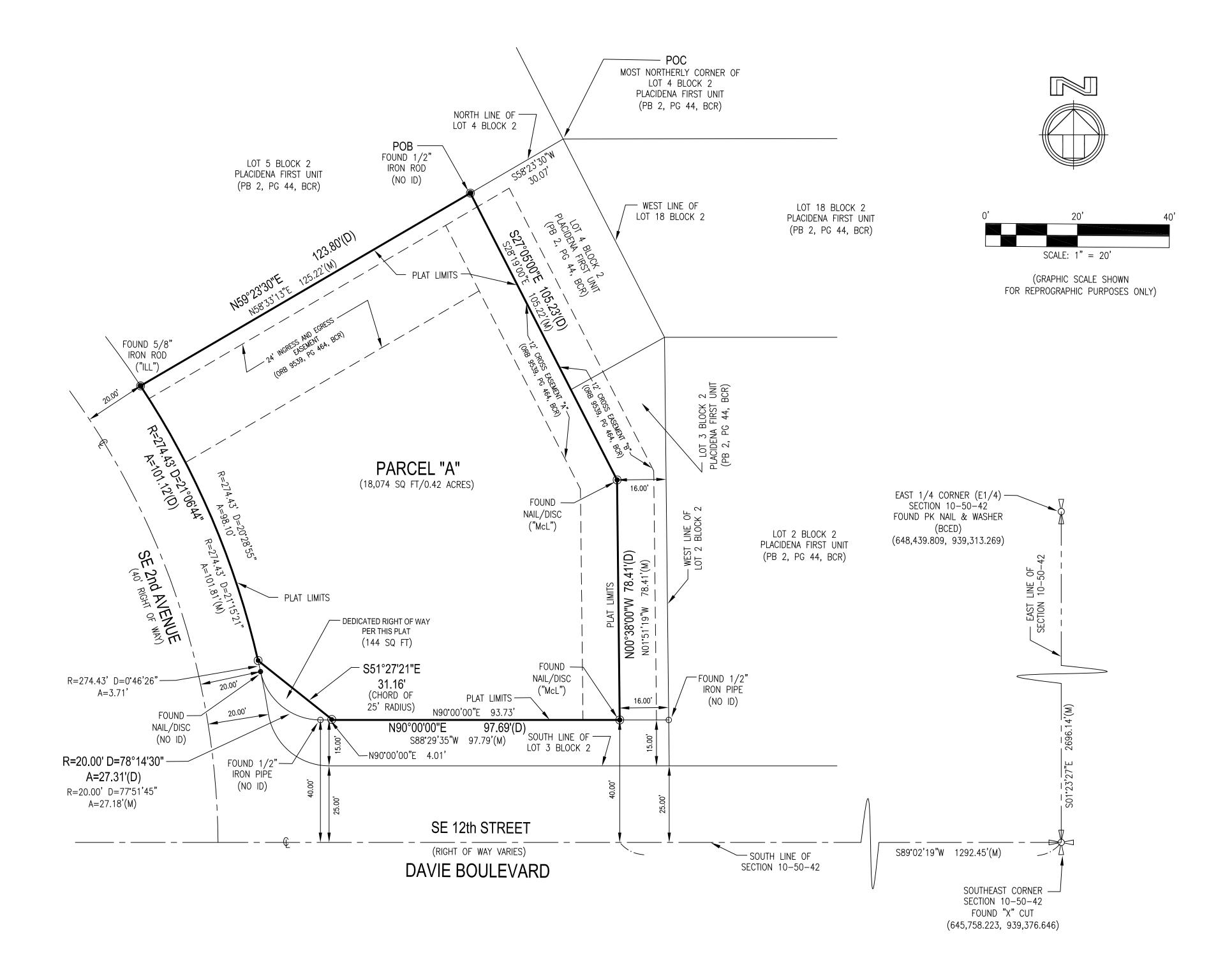
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERTO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

LEGEND:

- INDICATED 4"X4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB2936" DISC (UNLESS OTHERWISE NOTED)
- BCR INDICATES BROWARD COUNTY RECORDS
- BM ELEV. INDICATES BENCHMARK ELEVATION (IN FEET)
- (D) INDICATES DESCRIPTION
- (M) INDICATES MEASURED
- LB INDICATES LICENSED BUSINESS

 NAVD88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
 PG INDICATES PAGE(S)
- PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- (NO ID) INDICATES NO IDENTIFICATION
- SQ FT INDICATES SQUARE FEET "McL" INDICATES McLAUGHLIN
- O INDICATES IRON ROD AND CAP
- BCED INDICATES BROWARD COUNTY ENGINEERING DEPARTMENT





DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: April 28, 2015

Davie Blvd Office, LLC / Davie Boulevard Office

Project Name: Building

Case Number: PL15005

Plat Review: Davie Boulevard Office Plat

Request:

Location: 201 SE 12th Street

Zoning: Residential Office District (RO)

South Regional Activity Center

Land Use:

Project Planner: Eric Engmann



Division: ENGINEERING
Member: Alex Scheffer
ascheffer@fortlauderdale.gov
954-828-5123

Case Number: PL15005

CASE COMMENTS:

Please provide a response to each of the following comments:

- 1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works Engineering Department. Please contact Jorge Holguin Senior Project Manager at 954-828-5675 or iholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
- 2. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.
- 3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Hearing.
- 4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
- 5. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
- 6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
- 7. 5' Right-of-Way and/or permanent easement dedication along east side of S.E. 2nd Avenue, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate.
- 8. Additional comments may be forthcoming at the meeting.



Division: URBAN DESIGN & PLANNING **Member:** Eric Engmann

eengmann@fortlauderdale.gov

954-828-5868

Case Number: PL15005

CASE COMMENTS:

Please provide a response to the following:

- 1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: http://www.fortlauderdale.gov/neighbors/civic-associations.
- 2. The site is currently designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3. The proposed project requires review and approval by the Planning and Zoning Board (PZB) and City Commission. Separate submittals are required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the project planner, Eric Engmann for more information at 954-828-5868.
- 4. Please contact Evangeline G. Kalus, Development Management and Environmental Review Section, Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please submit documentation from Broward County that ensures this comment has been addressed and met, prior to the PZB submittal.
- 5. Sign-offs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB submittal. The Sign-off for the City Surveyor will be coordinated by the case planner.
- 6. Coordinate any need for easements with the franchise public utilities.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following after City Commission approval:

7. No final plat of any subdivision shall be approved unless the subdivider files with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.



Division: CITY SURVEYOR **Member:** Michael Donaldson <u>mdonaldson@fortlauderdale.gov</u> 954-828-5053

Case Number: PL15002

CASE COMMENTS:

Please provide a response to the following:

- 1. Replace "found" plat boundary monumentation with "set"
- 2. Will additional sidewalk easements be needed for SE 2nd Av since it is only a 40' R/W?

